| 003.0 | 0002 | 0023.0 | 1 of 1 | Residential |
|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON |

| | Total Card | / | Total Parcel |
|---|---|---|---|
| APPRAISED: | 445,400 | / | 445,400 |
| USE VALUE: | 445,400 | / | 445,400 |
| ASSESSED: | 445,400 | / | 445,400 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 30 | -32 | EGERTON RD, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | NOVIELLO MELISSA |
| Owner 2: | |
| Owner 3: | |
| Street 1: | 27 GILMORE RD |
| Street 2: | |
| Twn/City: | BELMONT |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02478 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | PRIMMER IDA - |
| Owner 2: | - |
| Street 1: | 32 EGERTON RD |
| Twn/City: | ARLINGTON |
| St/Prov: | MA Cntry: |
| Postal: | 02474 |

## NARRATIVE DESCRIPTION

This parcel contains .1 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2814 Square Feet, with 3 Units, 2 Baths, 1 3/4 Bath, 0 HalfBath, 10 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R2 | TWO FAMIL | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 1 | Level |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 4376.000 | | 4,400 | 441,000 | 445,400 |
| Total Card | 0.100 | | 4,400 | 441,000 | 445,400 |
| Total Parcel | 0.100 | | 4,400 | 441,000 | 445,400 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 158.25 | /Parcel: 158.25

## Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

## User Acct

2605

## GIS Ref

## GIS Ref

## Insp Date

06/02/21

!259!

## PREVIOUS ASSESSMENT

Parcel ID: 003.0-0002-0023.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | | 4400 | 4,376. | 441,000 | 445,400 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 465,700 | 4400 | 4,376. | 441,000 | 911,100 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 466,000 | 4400 | 4,376. | 441,000 | 911,400 | 911,400 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 358,600 | 4400 | 4,376. | 468,600 | 831,600 | 831,600 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 358,600 | 4400 | 4,376. | 341,800 | 704,800 | 704,800 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 336,500 | 4400 | 4,376. | 297,700 | 638,600 | 638,600 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 336,500 | 4400 | 4,376. | 253,600 | 594,500 | 594,500 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 300,300 | 4400 | 4,376. | 248,100 | 552,800 | 552,800 | Year End Roll | 12/11/2014 |

## PRINT

| Date | Time |
|---|---|
| 12/29/21 | 18:15:31 |

## LAST REV

| Date | Time |
|---|---|
| 11/12/21 | 15:46:09 |
| jorourke | |

## SALES INFORMATION

TAX DISTRICT

PAT ACCT. 259

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| PRIMMER IDA | 1344-118 | | 9/21/2007 | Family | 100 | No | No | | |
| | 794-119 | | 1/1/1901 | Family | | No | No | | N |

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 2605 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 10/21/2013 | 1562 | Manual | 6,000 | C | | | | |
| 10/1/2004 | 955 | Re-Roof | 3,500 | | | | | |
| 9/13/2002 | 755 | Porch | 5,000 | C | | | | HANDICAP RAMP |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 11/12/2021 | USPS | JO | Jenny O |
| 6/2/2021 | Measured | DGM | D Mann |
| 9/1/2017 | MEAS&NOTICE | HS | Hanne S |
| 1/27/2014 | Info Fm Prmt | EMK | Ellen K |
| 4/29/2009 | Measured | 197 | PATRIOT |
| 3/2/2005 | Permit Visit | BR | B Rossignol |
| 9/20/1999 | Meas/Inspect | 267 | PATRIOT |
| 8/24/1993 | | PC | PHIL C |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 4376 | | Sq. Ft. | Site | | 0 | 80. | 1.26 | 1 | | | | | | | | | 441,024 | | | | | | 441,000 | |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| Total AC/HA: | 0.10046 | Total SF/SM: | 4376 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | |
| Total: | 441,024 | Spl Credit | | Total: | 441,000 | | | | |

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2H - 2 & 1/2 Sty | | |
| (Liv) Units: | 3 | Total: | 3 |
| Foundation: | 2 - Conc. Block | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 1 - Wood Shingle | | |
| Sec Wall: | | | % |
| Roof Struct: | 1 - Gable | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | BROWN | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1920 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 4 - Carpet | | |
| Sec Floors: | | | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 1 - Oil | | |
| Heat Type: | 5 - Steam | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | 1 | Rating: | Average |
| A 3QBth | | Rating: | |
| 1/2 Bath: | | Rating: | |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Average |
| A Kits: | | Rating: | |
| Frpl: | | Rating: | |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 31. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | DM - Demo | 100 | % |
| Override: | | | % |
| | Total: | 100 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 0.99296910 |
| Const Adj.: | 0.97029907 |
| Adj $ / SQ: | 173.426 |
| Other Features: | 116500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 706927 |
| Depreciation: | 706927 |
| Depreciated Total: | 0 |

## COMMENTS

## RESIDENTIAL GRID

| 1st Res Grid | Desc: | Line 1 | # Units | 2 |
|---|---|---|---|---|

| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |

| Totals | RMs: | 10 | BRs: | 4 | Baths: | 2 | HB | |
|---|---|---|---|---|---|---|---|---|

## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 5 | 2 | |
| Totals | | | |
| 2 | 10 | 4 | |

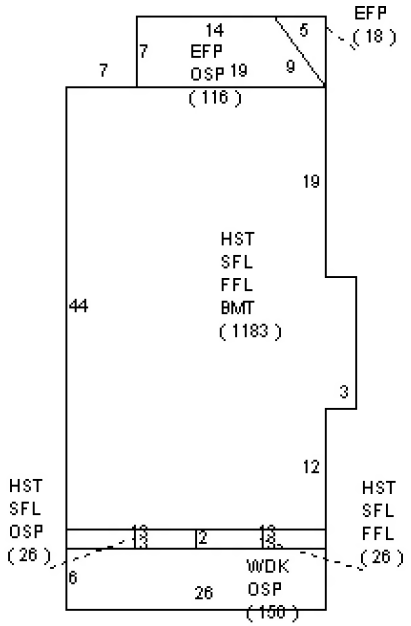
## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|

| WtAv$/SQ: | | AvRate: | | Ind.Val | |
|---|---|---|---|---|---|

| | | | |
|---|---|---|---|
| Juris. Factor: | | Before Depr: | 173.43 |
| Special Features: | 0 | Val/Su Net: | 0.00 |
| Final Total: | 0 | Val/Su SzAd | 0.00 |

## SKETCH




## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,235 | 173.430 | 214,181 |
| FFL | First Floor | 1,209 | 173.430 | 209,672 |
| BMT | Basement | 1,183 | 52.030 | 61,549 |
| HST | Half Story | 618 | 145.680 | 89,956 |
| OSP | Screen Porch | 298 | 23.520 | 7,009 |
| WDK | Deck | 156 | 12.040 | 1,878 |
| EFP | Enclos Porch | 134 | 46.130 | 6,181 |
| | Net Sketched Area: | 4,833 | Total: | 590,426 |
| Size Ad | 3061.5 | Gross Area | 5450 | FinArea 2814 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| HST | 100 | UNF | 40 | | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 003.0-0002-0023.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | Garage | D | Y | 1 | 18X18 | A | AV | 1920 | 22.72 | T | 40 | 104 | | | 4,400 | | | 4,400 |

| More: | N | Total Yard Items: | 4,400 | Total Special Featues: | | Total: | 4,400 |
|---|---|---|---|---|---|---|---|